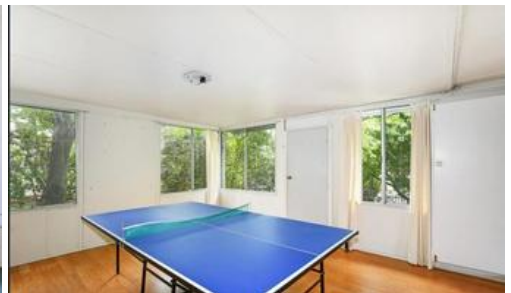




**172A Mossman St, Armidale**



## INVESTMENT WITH GREAT RETURNS – OR FAMILY HOME

4 1 1

This weatherboard home located within a block to the new Super School and parklands has become available for Sale and is a great buy for any investor or Home buyer with a budget.

**Price** \$265,000 neg

**Property Type** residential

**Property ID** 1005

Four bedrooms, all with built in robes. Large lounge with wood heating. Large second living or rumpus room with gas point and the main living with Wood.

### Agent Details

Arna Henry - 02 6772 6626

Kitchen with electric stove, dishwasher, air conditioning unit and ceiling fan.

### Office Details

Armidale Rentals  
SHOP 7 108 Dangar St Armidale  
NSW 2350 Australia  
02 6772 6626

Main bathroom with shower, corner bath and toilet Laundry with second shower.

Spacious rear yard with a large buidignset up as a studio that could easily be turned into a granny falt (council approval required).

Property allows rear yard access.

Currently returning \$340 per week rent with the potential for higher returns with a few simple touch ups throughout.

Rear granny flat id adapted has potential to retunr up to \$220 per week



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*